

HISTORICAL AND ARCHITECTURAL EVALUATION

For two Residential Buildings
Located at 161 and 167 North Sunnyvale Avenue
Sunnyvale, California



161 North Sunnyvale Avenue



167 North Sunnyvale Avenue

Prepared For:

City of Sunnyvale
456 West Olive Avenue
Sunnyvale, CA

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INTRODUCTION

Historical and architectural research and evaluation for the properties located at 161 and 167 North Sunnyvale Avenue in the City of Sunnyvale was conducted in September and October of 2001 by the firm of Dill Design Group. Requested by the City of Sunnyvale, this report was prepared for submittal to the City of Sunnyvale as a part of a development proposal, and was prepared consistent with the "Scope of Work for Historic Evaluations," a set of instructions published by the City of Sunnyvale Community Development Department.

The sites are identified as APN 204-49-009 for 161 and APN 204-49-008 for 167 by the Santa Clara County Assessor's Office. Lot 9 contains an existing apartment building, once a single family residence, and a garage/carport building, and Lot 8 contains an existing single-family residential structure and a garage that are the focus of this report.

Qualifications

Leslie A. G. Dill, principal of Dill Design Group, has a Master of Architecture with a certificate in Historic Preservation from the University of Virginia, and is licensed in California as an Architect. Amber Grady, Preservation Specialist with the firm, has a Master of Historic Preservation from the Savannah College of Art and Design, Savannah, Georgia. Mary Jo Ignoffo, Project Historian, has a M.A. in History from San José State University. She has written and co-written five books, including *Sunnyvale, From the City of Destiny to the Heart of Silicon Valley*, published in 1994. Leslie A. G. Dill is listed with the Northwest Information Center as meeting the requirements to perform identification, evaluation, registration, and treatment activities within the profession of Architectural Historian in compliance with state and federal environmental laws. The Center utilizes the criteria of the National Park Service outlined in 36 CFR Part 61.

Methodology

Mary Jo Ignoffo and Amber Grady conducted a field survey of the subject property in October 2001. The buildings and site were examined. Notes on the architecture, characteristic features of the buildings, and the neighborhood context were made. Photographs were taken of the exterior of the residences and garages. The architectural descriptions within this report were written based on these notes and photographs. Additional research was undertaken that included visits to major repositories of local historic source material. These included the Sunnyvale Library, the Santa Clara County Recorder's Office, the San José Historical Museum Archives, and the California Room of the Martin Luther King Main Library in San José. This report was prepared utilizing the methodology recommended by the National Park Service, as outlined in Preservation Briefs #17 (Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character), and #35 (Understanding Old Buildings: The Process of Architectural Investigation).

Historic Status

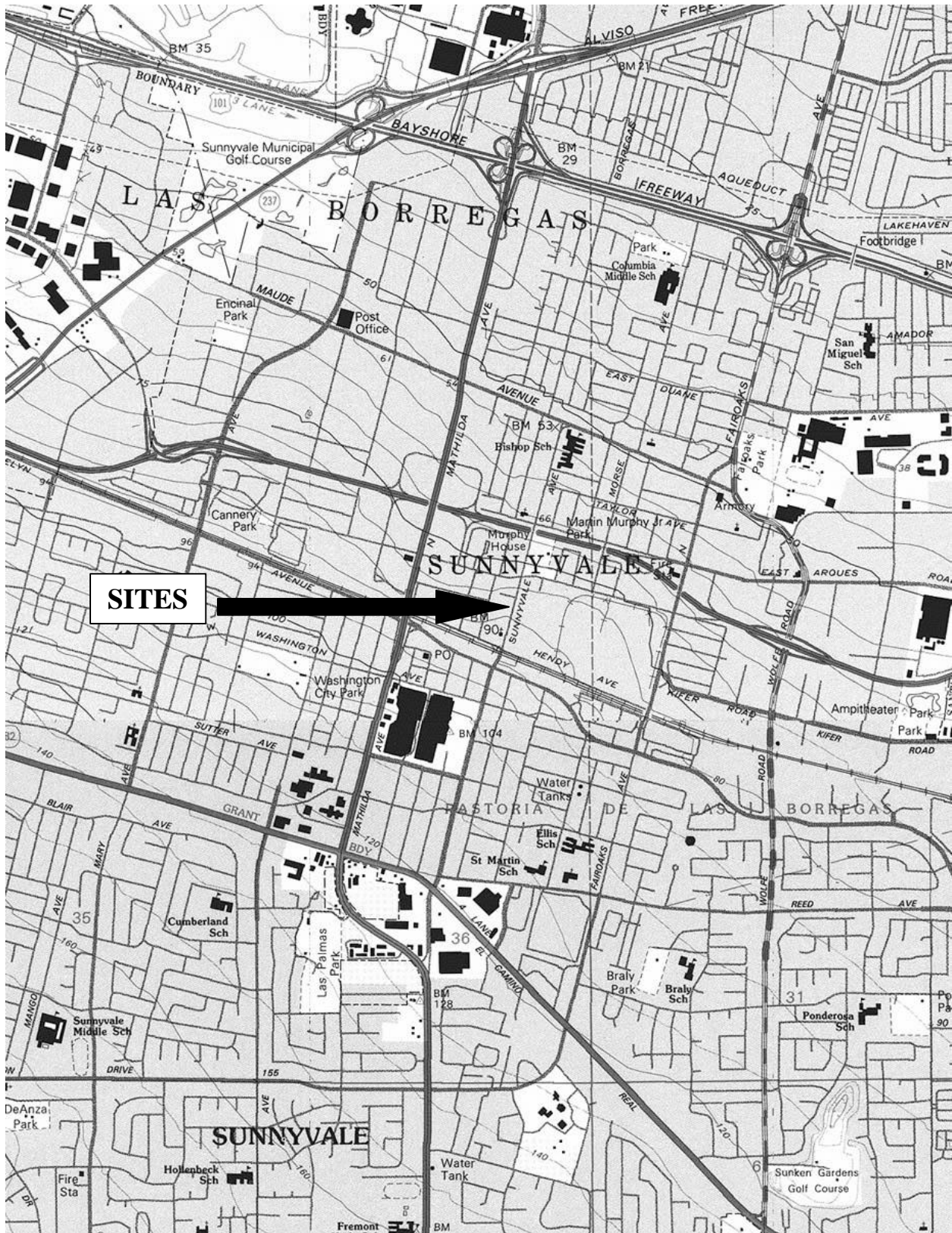
The property is not individually listed on the National Register of Historic Places or the California Register of Historic Resources. The building is not currently listed on the City of Sunnyvale Cultural

Resources Inventory individually; however, the 100 block of North Sunnyvale Avenue is listed as a streetscape (see copy of DPR in appendix). This inventory recognizes properties that have architectural and/or historic significance.

Disclaimers

The consultant disclaims any knowledge of asbestos at the project site, and has not undertaken nor intends to undertake or report on any conditions relating to asbestos or other safety hazards that might or might not exist at the site and building.

While the first inhabitants of this region were Native Americans of the Ohlone or Costanoan language group, this report is not intended nor should be used to address pre-historic issues. Prehistoric investigation, if required, should be undertaken by a qualified archeologist. The historic overview involving the area's Spanish and Mexican periods is provided to determine the potential for historical resources related to this era.



Location map

HISTORICAL BACKGROUND¹

Understanding the historical context of a neighborhood and region is the first step in the evaluation of potential historical, architectural, and/or cultural significance. The following historical background is intended to place the development of this neighborhood within the context of the city and region.

The subject properties at 161 and 167 North Sunnyvale Avenue are located within the current city limits of Sunnyvale.

The properties at 161 and 167 North Sunnyvale Avenue occupy land that, under the Spanish government prior to 1822, was a sheep-grazing pasture for Mission Santa Clara. Under Mexican rule, it was granted to Francisco Estrada in 1842 as Rancho Pastoría de las Borregas (literally ewes' pasture) comprising about 8,800 acres. It extended from today's Rengstorff Avenue, in Mountain View, south to Lawrence Expressway. The rancho's southern boundary was El Camino Real.

Francisco Estrada's wife, Inez Castro Estrada, died in 1844. Francisco Estrada died in 1845. Estrada's father, José Mariano Estrada, inherited the land and transferred it to Inez Castro Estrada's father, Mariano Castro. In 1849, Castro sold half of the rancho to an immigrant Irishman, Martin Murphy, Jr. Murphy established a large ranch and built a frame house, purportedly the first frame house in the county. The Murphy house was located less than one-eighth of a mile north of the subject properties.

After California was admitted to the Union in 1850, Martin Murphy, Jr. and his wife Mary Bolger Murphy became successful wheat farmers and cattle ranchers. They accrued great wealth between 1849 and 1880. Martin Murphy, Jr. died in 1884; Mary Bolger Murphy died a few years later in 1892. Their vast rancho was divided among their children and grandchildren; each heir received 820 acres. The subject property fell within the land bequeathed to Martin and Mary Murphy's daughter, Mary Ann (Murphy) Carroll.

Mary Ann Murphy had married Richard Carroll, who was a liquor distributor in San Francisco. Richard Carroll died in 1890, leaving Mary Ann a widow. After the death of her husband, Mary Ann Carroll lived at the old Murphy house. She leased out a portion of her property as farmland and sold other parcels. Nearby land previously owned by Patrick Murphy, Mary Ann's brother, was sold to Walter Crossman, a real estate agent credited with founding the city of Sunnyvale (Sevey, 1988). Some of Patrick Murphy's acreage was subdivided by Walter Crossman's Sunnyvale Land Company and became the main business district of the town, today's South Murphy Avenue.

In 1906, Walter Crossman purchased land from Mary Ann Carroll. He created North Sunnyvale Avenue and developed the Diana Park Tract, so named for Crossman's wife, Diana. Crossman sold 5.126 acres, or part of Lot 2, north of the railroad tracks and fronting Sunnyvale Avenue to Ada E. Bessey, wife of Albert W. Bessey. That section of land has been noted in several deeds as the Ada E. Bessey Tract (Santa Clara County Map Book L, (1906) and included the subject properties

Albert and Ada Bessey built a home on North Sunnyvale Avenue, eventually given the house number 183. Albert Bessey was the proprietor of the Jubilee Incubator Company, a manufacturer and marketer of chicken incubators and brooders. The incubators were kept warm by a hot water heating system that became very popular with chicken farmers. The Jubilee Incubator Company had been located in

¹ Unless otherwise noted, historical information presented in this section was drawn from city directories and recorded documents.

Oakland, but relocated to Sunnyvale in 1905. Several sources claimed that Jubilee Incubator Company opened after the 1906 earthquake, but a 1907 San Jose *Mercury* article stated that the plant had been operating in Sunnyvale for "a year and a half." The plant was built just across the railroad tracks from the subject properties, on the southeast corner of today's Evelyn and Sunnyvale Avenues. The large factory site featured a two-story facility and had an adjacent sales office. Years later, in the 1980's, it was listed on Sunnyvale's Historic Resource Inventory. The structure has since been demolished.

161 and 167 North Sunnyvale Avenue

Albert and Ada Bessey had at least two children: a son and a daughter. The son, Arthur E. Bessey, was listed in city directories as the superintendent of the Jubilee Incubator Company. In 1913, title to 161 North Sunnyvale was transferred from Albert and Ada Bessey to Arthur E. Bessey. Arthur and his wife, Bertha (Raymond) Bessey, built the house that currently occupies the site at 161 North Sunnyvale Avenue. At the time, numbers had not been assigned to houses, but by the late 1920's it was listed as 155 North Sunnyvale Avenue. Arthur and Bertha had at least two children: Ernest and Margaret.

Some secondary sources have claimed that the site at 161 North Sunnyvale Avenue was owned and occupied by the owner of Jubilee Incubator Company (Sevey, 1988). A close examination of the U.S. Census for 1920, city directories and newspaper reports, clarifies what is reported here: that Albert W. Bessey was the founder and proprietor of the business; that Arthur E. Bessey was a manager there; and that Arthur E. Bessey built and occupied the subject house. Albert Bessey, the owner of Jubilee Incubator Company, never occupied the house at 161 North Sunnyvale. Nevertheless, the house and the family were visible, important members of the Sunnyvale community, and all of the Besseys lived on North Sunnyvale Avenue.

The subject properties were within easy walking distance of the main business district of the growing little town of Sunnyvale, which was incorporated late in 1912. Besides the Jubilee Incubator Company, other important companies in the immediate area of North Sunnyvale Avenue were Joshua Hendy Ironworks (a foundry), Libby, McNeil & Libby (a cannery), and Goldy Machine Works.

Beginning in 1922, Albert W. Bessey's son-in-law, F. D. Cornell, took over the management of the Jubilee Incubator Company. The record does not indicate why Arthur Bessey did not take over. In 1922, Arthur transferred ownership of his home into his wife's name (Santa Clara County Deed Book, 1922).

The Cornells lived across the street from the Arthur Bessey House (161 North Sunnyvale) at 158 North Sunnyvale Avenue. In 1923, Jubilee Incubator Company claimed to have \$100,000 in sales, and predicted \$500,000 within two years (Sunnyvale Standard, 1923). Those predictions exceeded reality, and the plant closed by 1930.

Albert W. Bessey died in the late 1920's. His widow, Ada Bessey, continued living in their house north of the subject properties, at 183 North Sunnyvale. Her name is not found in city directories after 1930. From 1934 until 1941, Arthur and Bertha Bessey are listed as living at the home of Arthur's late parents at 183 North Sunnyvale Avenue. Arthur and Bertha's single daughter, Margaret, gained title to her parents' house (the subject property and today's 161 North Sunnyvale) and took out a mortgage on it in 1929. She defaulted in 1930 and the property was put out to bid. The highest bid was \$7,667.62 by the Homestead Building and Loan Association in 1930.

A 1930 Sanborn Fire Insurance Map shows the Margaret Bessey House (then addressed as number 155, now 161 North Sunnyvale) and also a smaller house toward the rear of the property (house number 155 1/2). The lot extended to Murphy Avenue. In 1931, a couple named Edgar and Amelia Rickers bought

the property for \$7,500. Within a year the Rickers also defaulted, and during a series of ownerships by failing banking institutions, the house was rented out. The most well-known occupant of the subject property during the 1930's was Beatrice M. Ritchie (*San Jose Mercury Herald*, 1907), who became very important in Sunnyvale when she established a company devoted to gift packaging dried fruit and nut products of the local orchards. Beatrice Ritchie's gifts became synonymous with the produce of the "Valley of Heart's Delight" well into the 1980's.

The property at 167 North Sunnyvale Avenue went through the same chain of ownership as described for 161 North Sunnyvale Avenue until 1926. In 1926, Henry G. and Edna Wanderer purchased the land from the Bertha and Arthur E. Bessey in 1926 and built the house that occupies the site at 167 North Sunnyvale Avenue today. It has been reported that it was one of the first electrified houses in the city (Peterson, 2000). In 1923, Henry Wanderer had established Wanderer Electric, Incorporated, an electrical contracting business and supplies shop on Murphy Avenue in Sunnyvale. He was a well-known merchant in that community and was associated with that firm until his death in 1977. In addition to membership in local chapters of the Rotary and Masonic Lodge, Henry Wanderer belonged to the Commonwealth Club of San Francisco and the Sainte Claire Club of San José (*San Jose Mercury*, 1977). He was on the board of directors of the Santa Clara County Fair Association and had served on the county grand jury.

Henry Wanderer's first wife, Edna, died in 1935. In 1939, the California State Building and Loan Commissioner sold 161 North Sunnyvale Avenue, the one-time Arthur E. Bessey home, to Henry G. Wanderer, the owner/occupants of 167 North Sunnyvale Avenue. In 1941, the Wanderers split the lot and sold the portion facing Murphy Avenue to Peter Feenstra. By 1943, Henry Wanderer had converted the large home into seven apartments, making many changes to the plan. During World War II, workers at the nearby Joshua Hendy Ironworks rented the apartments. Hendy Ironworks had been purchased by a partnership of six major construction companies in 1940. When the war began, the ironworks employed just sixty workers. It was awarded government contracts to build engines for Liberty Ships. At its peak, Hendy employed 7,500 workers, and broke records perfecting mass production of the 140-ton steam engines. In three-and-a-half years, Hendy Ironworks put out 754 Liberty Ship engines. It also manufactured rocket launchers and other weaponry. The huge increase in workers caused a serious housing crunch in and around Sunnyvale. Although housing construction in many parts of the country and in most of the State of California was banned to conserve essential materials for the war effort, Sunnyvale was exempt from the ban in order to accommodate defense workers. After the war, Westinghouse Corporation purchased Hendy Ironworks. Although the firm did not employ as many workers as it had during the war, there was still a need for housing in Sunnyvale. The apartments at 161 North Sunnyvale Avenue remained rented over the years until the present day.

In the spring of 1961, the Wanderers sold both subject properties and moved to Los Gatos. The seven apartments at 161 North Sunnyvale Avenue were sold to members of the Fernandez family and the building became known as the Fernandez apartments (City Directories, 1968). The Fernandez family owned the building until 1978. The residence at 167 North Sunnyvale Avenue was sold to William T. "Billy" and Etral Wetterstrom. The Wetterstroms, who had come to Sunnyvale in 1917, were also well known in the Sunnyvale community. In 1925, Billy Wetterstrom opened a barbershop on Murphy Avenue that was in operation at that location for the next forty years. Billy Wetterstrom was the assistant chief of Sunnyvale's Volunteer Fire Department. In addition to providing defense against fires, the department contributed significantly to the community of Sunnyvale. They sponsored family events, decorated the main streets for holidays, and staged parades. When a paid fire department was established in the early 1950's, there was strong opposition to the paid force in the city, including from Billy Wetterstrom.

Etral Wetterstrom died in 1966; Billy Wetterstrom died in 1983. The heirs to the Wetterstrom estate sold the home at 167 North Sunnyvale to former Sunnyvale City Council Member and Mayor Donald E.

Koreski and his business partner, the former Assistant City Manager, F. James Miller. From the time of this ownership, the house has been rental property.

In 1978, the Fernandez family sold the seven-unit apartment building at 161 North Sunnyvale Avenue to former Sunnyvale City Council Member and Mayor, Donald E. Koreski and his wife, Mary. The following year, Mary Koreski quitclaimed her half portion, and F. James Miller became Koreski's partner. As noted, this property continues to be used as rental units.

Donald Koreski was on Sunnyvale's City Council from 1963, when he was appointed, until 1977 when term limits ended his political career. He had two terms as mayor. He had lived in Sunnyvale since 1948, and sold real estate and insurance through the fastest growing period of the city's history. Koreski was known for his pro-growth stance at a time when the council was divided sharply on growth issues. He partnered with F. James Miller, Assistant City Manager in Sunnyvale, to purchase the Fernandez Apartments. After Billy Wetterstrom died and Koreski and Miller purchased 167 North Sunnyvale Avenue, once again bringing single ownership to the two parcels that had originally been one. During the last ten years, any changes in title to the properties simply reflect Koreski or Miller estate planning. F. James Miller died in 1997 and his widow, Lynn Ofstad Miller, maintains half ownership. Donald Koreski currently lives in Sunnyvale.

PROPERTY DESCRIPTION



161 North Sunnyvale Avenue

The site at 161 North Sunnyvale Avenue is located north of Evelyn Avenue on the west side of the street. Built as a single family residence, the house was originally on a very large lot which extended through to North Murphy Avenue, the street to the west of North Sunnyvale Avenue, until 1941 when a portion of the lot facing Murphy Avenue was sold. The house was built in the middle of the front half of the lot fronting North Sunnyvale Avenue. The now multi-family residence contains seven apartments and the current lot size is less than half of what it was when the house was built. The site contains a mature palm tree at the front of the lot. The neighborhood is currently a mix of apartments and other multiple-family dwellings as well as single-family residences. The subject property is located a few blocks north of the original downtown area of Sunnyvale.

Front Entry, October 2001

Originally a single story, single family dwelling, the building was modified when transformed into apartments. The front entry has been located on the southeast corner of the house, the roof has been hipped and dormers appear to have been located on all four slopes of the roof. When the building was turned into apartments the hipped roof was replaced with a gabled one in order to create enough space for rooms at the second floor level. During the roof transition the some of the dormers were lost; however, the overall height and massing of the building did not change significantly.



South façade, October 2001

Currently this two-story, wood-framed Classical Revival house is located approximately in the center of its lot. The u-shaped driveway circles the house. A garage/carport, providing spaces for seven cars, is located at the rear and is separated from the house by the driveway. The house is rectangular in plan covered by a side-gabled, moderately pitched roof. The deep eaves have exposed, curved rafters and v-groove sheathing. Two hipped dormers are located on the east slope of the roof. A bowed window is located on the front facade to the left of the entry and contains four one-over-one wood sash double-hung windows. The southwest corner of the house is popped out at the first floor creating a square bay window at this corner. A separate roof covers the bay, which is detailed like a shallow eave with exposed, clipped rafters. The majority of the windows are one-over-one wood sash double-hung. Some exceptions are the multi-lite diamond pattern fixed windows located on the first floor, which may have been salvaged from the original porch, and the hopper windows located on the rear addition. The exterior is

sheathed in tri-bevel lap siding above the water table and flush wood siding below. The first floor is located above grade. The front entry is located just off center in the east facade. The front stoop is poured concrete and has six steps. It is covered by a gabled, pedimented roof that is supported by two pairs of Roman Tuscan, unfluted columns. The pediment is faced with tri-bevel lap siding that matches the rest of the exterior.



The building contains seven apartments. The only common areas appear to be the central hallways on the first and second floors as well as a laundry porch located at the rear of the building. Unique light fixtures can be found in the bathrooms and on the porch. The small kitchens in each of the apartments appear unmodified from the c1940 remodel. They have small tiled counter areas with similar sinks and wicker venting on the cabinet under the sinks. Many of the bathrooms also appear to have been unchanged since the c1940 remodel. One bathroom had a period mirror flanked by strips of electrical outlets.

Bathroom mirror with outlets, October 200

167 North Sunnyvale Avenue



The site at 167 North Sunnyvale Avenue is located north of Evelyn Avenue on the west side of the street. The house is set in the center of a lot narrower than its neighbors. A detached garage, which appears original to the development of the site, is located to the rear of the residence. The neighborhood is currently a mix of apartments and other multiple-family dwellings as well as single-family residences. The subject property is located a few blocks north of the original downtown area of Sunnyvale.

Side (south) façade, October 2001

This residence is a single-story, wood-framed house with a moderately pitched, cross-gabled roof. It is a simple English Tudor Revival with Spanish Eclectic influences. The plan of the house is L-shaped. The eaves are very shallow especially on the gabled ends of the roof. Plain vergeboards are located at the gable ends of the house. An arched vent is located under the gable end on the front façade. Plaster relief ornament with a shell design is located above the windows on the front façade. The exterior of the building is stucco. The front

gable is flared over the front entry porch. A wing wall is located on the front façade at the northeast corner. An arched entry in the wall allows access to the side yard. The front entry is located under an arched porch. The front door is solid wood with a single-lite. The majority of the windows are four-over-one double-hung wood sash, located on the sides and rear of the house. Some of the front windows are multi-lite with a Craftsman-influenced pattern. One group of windows on the front façade has been replaced with a fixed pane flanked by aluminum sliders. The exterior of the building appears generally unaltered with the exception of a couple of window replacements.



The majority of the interior detailing appears to be original to the house; moldings and picture railings are intact and consistent throughout except for in the kitchen. The kitchen appears to have been totally remodeled c1960. Unique light fixtures can be found in the bathroom and master bedroom. The bathroom has two banks of lights over the sink area, metal framed with a textured cover. The living room has a vaulted ceiling, and the dining room and bedrooms have coved ceilings.

Master Bedroom wall sconce, October 2001 (above)

EVALUATION FOR SIGNIFICANCE

Three sets of criteria were utilized in evaluating the potential of the structures at 161 and 167 North Sunnyvale Avenue to be considered significant historic resources. The first set is defined within the eligibility requirement of the National Register of Historic Places. The second set is used to qualify properties for the California Register of Historic Resources. The property is then evaluated according to the criteria of Sunnyvale Municipal Code Section 19.96.050.

National Register of Historic Places

To meet the criteria of the National Register of Historic Places, a building, site, or object must have architectural and historical integrity, and satisfy at least one of the following conditions:

- | | |
|------------|---|
| Criteria A | it is associated with events that have made a significant contribution to the broad patterns of our history; or |
| Criteria B | it is associated with the lives of persons significant in our past; or |
| Criteria C | it embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or that possesses high artistic values, or that represents a significant and distinguishable entity whose components may lack individual distinction; or |
| Criteria D | it has yielded, or may be likely to yield, information important in prehistory or history. |

California Register of Historic Resources

In order for a resource to be eligible for the California Register of Historic Resources, a building, site or object must meet three standards of review:

1. A property must be significant at the local, state or national level, under one or more of the following criteria:
 - It is associated with events or patterns of events that have made a significant contribution to the broad patterns of the history and cultural heritage of California and the United States.
 - It is associated with the lives of persons important to the nation or California's past.
 - It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
 - It has yielded, or may be likely to yield, information important to the prehistory or history of the State or the Nation.
2. The resource must retain enough of its historic character or appearance to be recognizable as a historic property, and to convey the reason for its significance; and
3. It is fifty years old or older (except for rare cases of structures of exceptional significance).

Resources already listed, or determined eligible for the National Register, or California Historic Landmarks #770 or higher are also, by definition, eligible for the California Register. A property is automatically eligible for the register if it has been listed under any state, national or local historic resource criteria, unless evidence indicates otherwise.

Sunnyvale Municipal Code

Under Section 19.96.050 of the City of Sunnyvale Municipal Code, any improvement, building... or objects of scientific, aesthetic, educational, political, social, cultural, architectural, or historical significance can be designated a heritage resource by the city council and any area within the city may be designated a heritage resource district by the city council pursuant to provisions of this chapter if it meets the Criteria of the National Register of Historic Places, or one or more of the following:

- (a) It exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic engineering, architectural, or natural history
- (b) It is identified with persons or events significant in local, state, or national history
- (c) It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship
- (d) It is representative of the work of a notable builder, designer, or architect
- (e) It contributes to the significance of an historic area, being a geographically definable area possessing a concentration of historic or scenic properties or thematically related grouping of properties, which contribute to each other and are unified aesthetically or by plan or physical development
- (f) It has a unique location or singular physical characteristic or is a view or vista representing an established and familiar visual feature of a neighborhood, community, or the city of Sunnyvale
- (g) It embodies elements of architectural design, detail, materials, or craftsmanship that represents a significant structural or architectural achievement or innovation
- (h) It is similar to other distinctive properties, sites, areas, or objects based on a historic, cultural, or architectural motif
- (i) It reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning
- (j) It is one of the few remaining examples in the city, region, state, or nation possessing distinguishing characteristics of an architectural or historic type or specimen.

Historical Assessment for 161 North Sunnyvale Avenue

The property at 161 North Sunnyvale Avenue in Sunnyvale is associated with individuals that have been significant within the context of local history. The local area was once the property of Martin Murphy, Jr., a significant personage in the state of California and founder of Sunnyvale, but it appears that the property was part of a larger collection of holdings that he owned and had become a part of his estate. Although the subject property continued to be owned by members of the Murphy family for many years, it was not developed until after it left family ownership. The Bessey family, who built the house currently addressed as 161 North Sunnyvale Avenue, is known locally for their connection with the Jubilee Incubator Company. It was Arthur E. Bessey that built and occupied the subject house, a manager at Jubilee, while his father, Albert W. Bessey, was the founder and proprietor of the business. Albert Bessey, the owner of Jubilee Incubator Company, never occupied the house at 161 North Sunnyvale. Nevertheless, the family was a visible and important part of the Sunnyvale community, the house was a visible part of the neighborhood, and all of the Besseys lived in the area on North Sunnyvale Avenue. The most well-known occupant during the 1930's was Beatrice M. Ritchie, who became very important in Sunnyvale when she established a company devoted to gift packaging dried fruit and nut products of the local orchards. The building has had a variety of occupants since being turned into apartments in the early 1940's. Although associated with a locally significant family and local businesswoman, the building does not appear to be associated with any personages that would lend State or National significance to the property.

There are no specific significant events associated with the subject property. In addition, the development of the area does not seem to illustrate a significant pattern of development in national or state history.

The building was modified into apartments during a period during a period of growth in Sunnyvale when the need for housing exceeded what was available; also the economy did not allow for much new development at that time. This property does not appear to contribute to the understanding of the broad patterns of history and cultural heritage in the development of Sunnyvale or of California and the United States.

The building was also evaluated for significance based on age, integrity, and architectural value. While the building meets the 50 year-old threshold of both the national and state registers, and the building has a large scale and distinctive characteristics that represent a significant presence in the community, the major elements of the design were modified in the 1940's, and the current house is no longer a complete composition. Therefore, this building lacks the integrity necessary for eligibility on the California or National Registers. Nevertheless, the level of detail retained by the house, although modified, may provide some architectural value to the community of Sunnyvale.

The subject building and site are no longer distinctive in character and are not identified with significant persons or events on a State or National level. The subject property does not contribute to a significant historical area specifically, nor is it associated with significant aspects of the State or National geographical patterns of development. Therefore, 161 North Sunnyvale Avenue in Sunnyvale, California does not appear to meet the minimum eligibility requirements to qualify for the National Register or California Register as an individual building of merit. The property at 161 North Sunnyvale Avenue is a locally identified historic resource as a part of the streetscape of the 100 block of North Sunnyvale Avenue. The house, and its association with the extended Bessey family, has fostered some community interest in its preservation.

Historical Assessment for 167 North Sunnyvale Avenue

The property at 167 North Sunnyvale Avenue in Sunnyvale is not associated with individuals that have been significant within the context of local, state, or national history. The local area was once the property of Martin Murphy, Jr., a significant personage in the state of California and founder of Sunnyvale, but it appears that the property was part of a larger collection of holdings that he owned and had become a part of his estate. Although the subject property continued to be owned by members of the Murphy family for many years it was not developed until after it left family ownership. The property was then owned by the Bessey family, an important local family; however, it was not developed until after it left family ownership. The Wanderers built the house now addressed as 167 North Sunnyvale Avenue. They also converted the house at 161 into apartments. Henry Wanderer was a local electrical contractor, establishing Wanderer Electric in the 1920's. More recent owners, such as the Wetterstroms, are not identified as significant personages in local, state, or national history. Although former Mayor Koreski owned the property, he never occupied the site.

There are no specific significant events associated with the subject property. In addition, the development of the area does not seem to illustrate a significant pattern of development to national or state history. This property does not appear to contribute to the understanding of the broad patterns of history and cultural heritage in the development of Sunnyvale or of California and the United States.

The building was also evaluated for significance based on age, integrity, and architectural value. While the building meets the 50 year-old threshold of both the national and state registers and enough integrity remains of the original structure on the exterior to meet the requirements for eligibility for the California Register, the building itself lacks distinctive characteristics or high artistic values that represent a significant or distinguishable entity in the community. However, the residence was built by an electrical contractor and does contain some unique light fixtures of the period that may be of interest at the local level.

The subject building and site are not distinctive in character and are not identified with persons or events significant at the State or National level. The subject property does not contribute to a significant historical area, nor is it associated with significant aspects of the local geographical patterns of development. Therefore, 167 North Sunnyvale Avenue in Sunnyvale, California does not appear to meet the minimum eligibility requirements to qualify for the National Register or California Register as an individual building of merit. There may be some local interest in 167 as possibly the first electrified house in Sunnyvale. This house is a locally identified historic resource as a part of the streetscape of the 100 block of North Sunnyvale Avenue in the Sunnyvale Cultural Resources Inventory. There has been some community interest in the preservation of structures with historical value.

California Environmental Quality Act Determination

Under the California Environmental Quality Act, a “project that may cause a substantial adverse change in the significance of an historic resource is a project that may have a significant effect on the environment”. In this context, a historic resource is one that is listed in or determined to be eligible for listing in the California Register of Historic Resources.

The California Environmental Quality Acts identifies demolition of historic structures as a significant impact on the environment. In defining historic, the structure must be on or be eligible for the National Register of Historic Places, a California State Landmark above #770, a California Point of Historic Interest, or be listed or eligible for listing on a local register. The threshold for significance, for listing on a local register to be eligible for the California Register must be established through a public process and can be quantitative or qualitative. Because the buildings at 161 and 167 North Sunnyvale Avenue would not qualify for the National or California Registers based on the stated criteria for eligibility and because there are no established criteria for inclusion of this site in an historic district, it does not appear that demolition or relocation of the building will have a significant impact on the environment in the context of historic resources as defined by the California Environmental Quality Act.

Conclusion and Recommendations

In summary, neither of the buildings embodies characteristics that would cause it to be eligible for the National Register of Historic Places or the California Register of Historic Resources. As locally identified historic resources, there has been some community interest in the preservation of structures as a part of the streetscape of the 100 block of North Sunnyvale Avenue. Under Section 19.96.100 of the Sunnyvale Municipal Code, properties with structures that listed on the Cultural Resources Inventory must go through a process whereby, prior to issuance of any demolition permits, they are either proposed for relocation or made available to the public for removal or relocation in an intact state, according to specific procedures outlined in the code.

It is recommended that if the buildings are reused, any modifications meet the Secretary of the Interior’s Standards for Rehabilitation. In this way they would retain their local significance.

As an additional recommendation, prior to either relocation or demolition of either structure, it should be the subject of additional photo documentation prepared by a professional using commercial quality techniques. Photographs should be deposited and made available for public research in a local archive such as the Sunnyvale Historical Museum, California Room of the Sunnyvale Public Library or the Glory Anne Laffey Architectural Archives.

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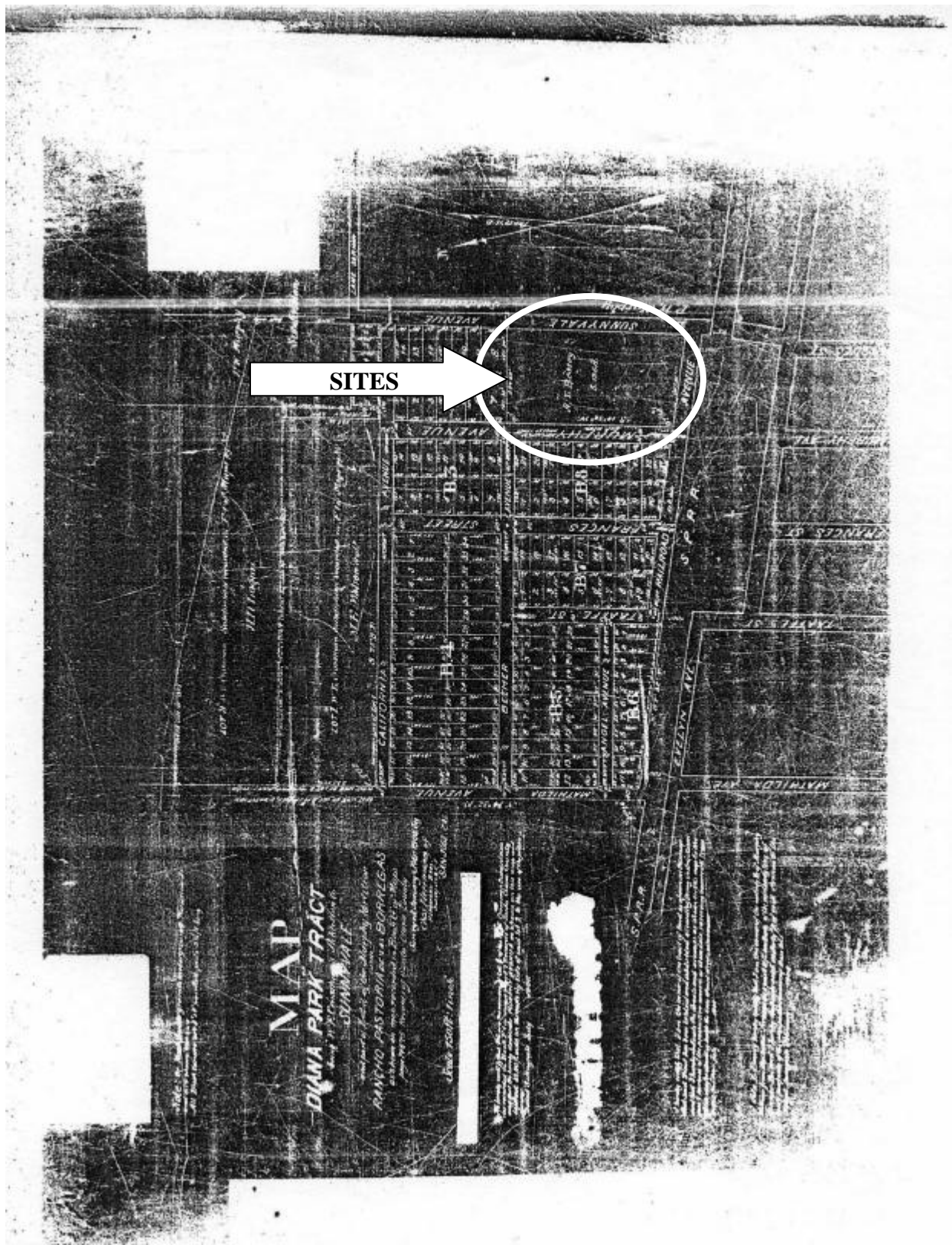
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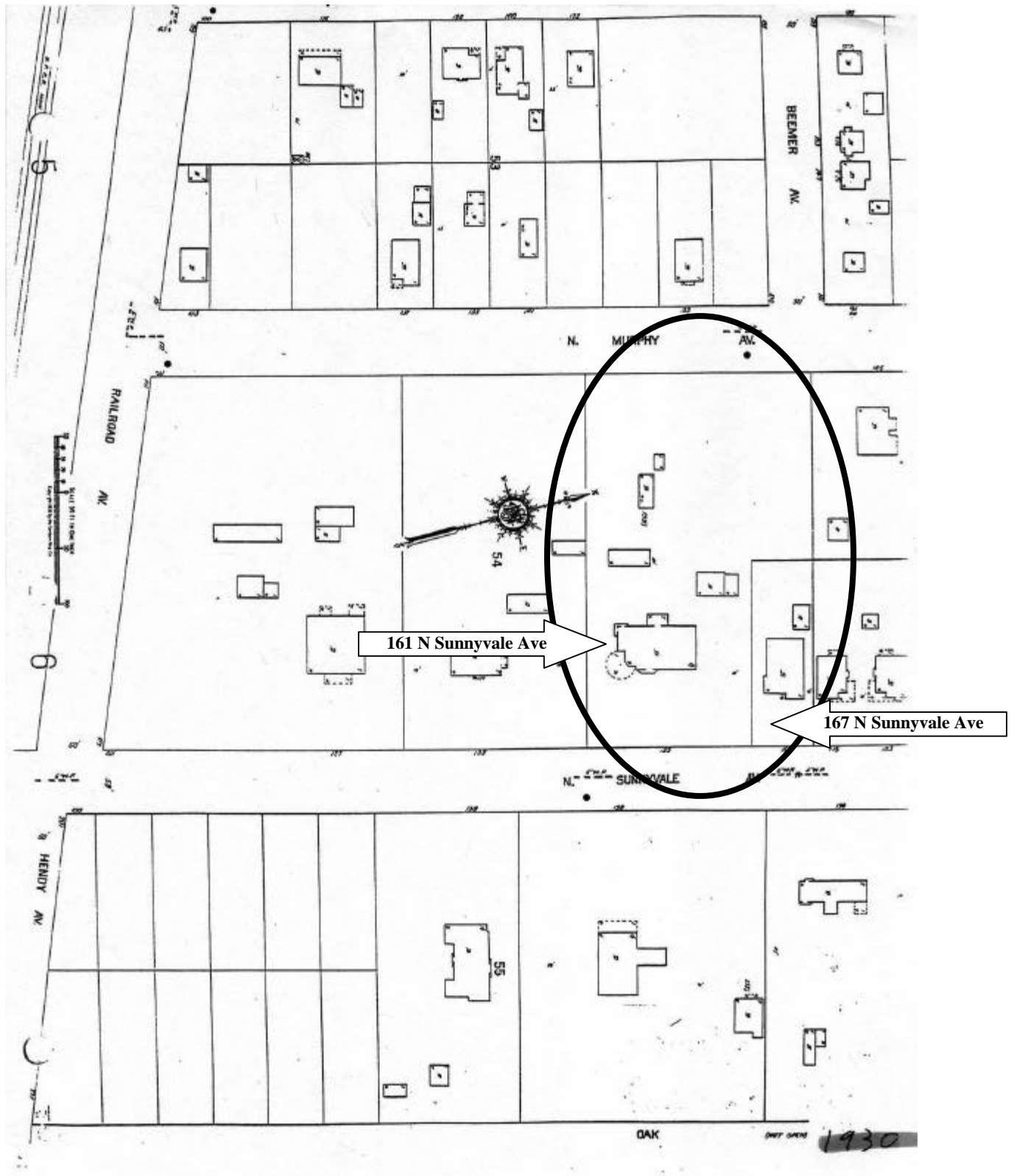
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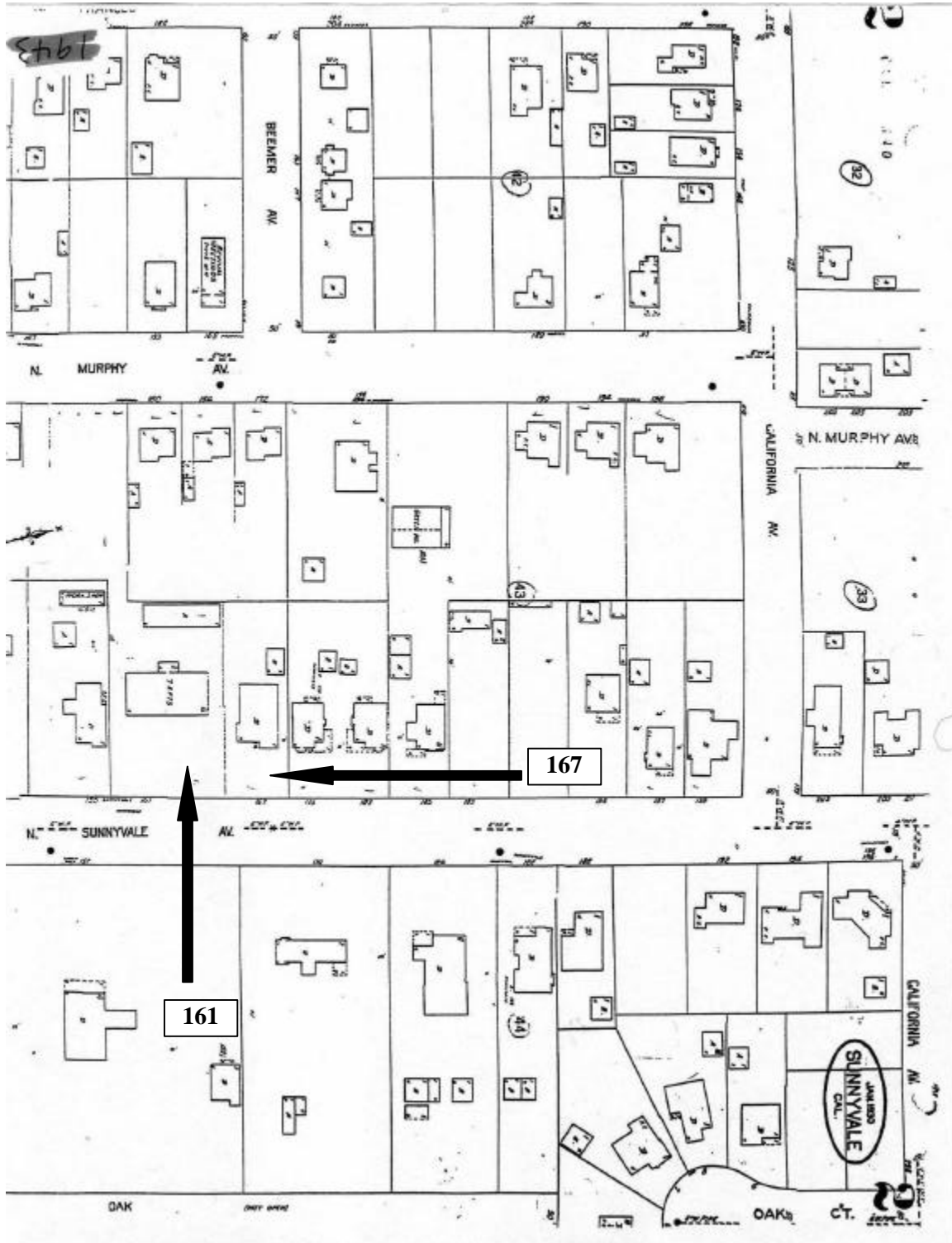
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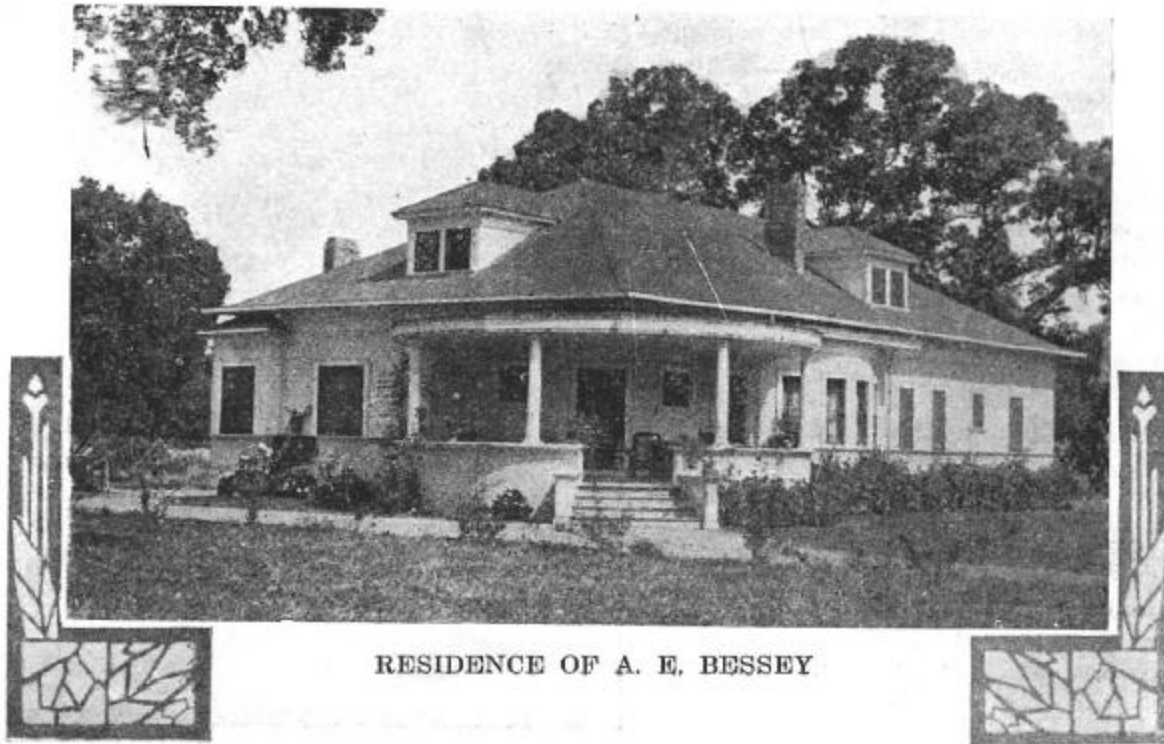
1906 Diana Park Tract Map



1930 Sanborn Map



1943 Sanborn Map



RESIDENCE OF A. E. BESSEY

161 North Sunnyvale Avenue
Photo in *Sunnyvale Standard* 1923



161-Front façade, October 2001 (above); 161-Garage/carport, October 2001 (below)





161-Front façade-dormer & partial bow window, Oct. 2001



161-Rear addition, October 2001



161-Front entry pediment, October 2001 (above);



North (rear) façade, October 2001(above); Garage, October 2001 (below)





Exterior Detail, Front façade, October 2001 (above)